

**Naples Planning and Land Use  
Public Meeting  
February 18, 2021**

**Commission Present:** Chris Clark, Andrew Bentley, Jessy McKee, and Jacob Harrison

**Commission Absent:** Scott Adams and Amber Ray

**Others Present:** Dean Baker, Heidi Lundberg, Ken Reynolds

**Election of Chairman and Vice-Chairman**

Chris Clark Voted as Chairman

Andrew Bentley Voted as Vice-Chairman

**Verification of full Quorum**

Chris Clark verified a full quorum.

All commissioners will be voting in tonight's meeting.

**Approval of Agenda**

Andrew Bentley motions to approve the agenda for the January 21, 2021 Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

**Disclosures**

None

**Approval of Minutes**

Chris Clark motions to approve the October 20, 2020 minutes. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

**PUBLIC HEARINGS**

R-1 Zone 02-24-005 Location Requirements

**INTRODUCTION**

**MOTION**

Scott Adams motions to open the public hearing on R-1 Zone 02-24-005 Location Requirements. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

PUBLIC COMMENT

**MOTION**

Scott Adams motions to close the public hearing on R-1 Zone 02-24-005 Location Requirements. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

DISCUSSION

**MOTION**

Scott Adams motions to approve the changes made to R-1 Zone 02-24-005 Location Requirements and send to City Council. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

Highway 40 Corridor Definition

INTRODUCTION

**MOTION**

Scott Adams motions to open the public hearing on Highway 40 Corridor Definition. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

PUBLIC COMMENT

**MOTION**

Scott Adams motions to close the public hearing Highway 40 Corridor Definition. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

DISCUSSION

**MOTION**

Scott Adams motions to approve the changes made to Highway 40 Corridor Definition and send to City. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
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<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

02-14-008 Fence Height Requirements  
INTRODUCTION

**MOTION** Scott Adams motions to open the public hearing on 02-14-008 Fence Height Requirements. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

PUBLIC COMMENT

**MOTION** Scott Adams motions to close the public hearing on 02-14-008 Fence Height Requirements. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

DISCUSSION

**MOTION** Scott Adams motions to approve the changes made to 02-14-008 Fence Height Requirements and send to City Council. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

02-31-010 Completion Assurance (Remove Property Bonds)  
INTRODUCTION

**MOTION** Scott Adams motions to open the public hearing on 02-31-010 Completion Assurance (Remove Property Bonds). Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

PUBLIC COMMENT

**MOTION**

Scott Adams motions to close the public hearing 02-31-010 Completion Assurance (Remove Property Bonds). Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

DISCUSSION

**MOTION**

Scott Adams motions to approve the changes made to 02-31-010 Completion Assurance (Remove Property Bonds) and send to City Council. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

Residential Zones Location Requirements (Where to measure property lines)

INTRODUCTION

**MOTION**

Scott Adams motions to open the public hearing on Residential Zones Location Requirements (Where to measure property lines). Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

PUBLIC COMMENT

**MOTION**

Scott Adams motions to close the public hearing on Residential Zones Location Requirements (Where to measure property lines). Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

DISCUSSION

**MOTION**

Scott Adams motions to approve the changes made to Residential Zones Location Requirements (Where to measure property lines) and send to City Council. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

Planning Commission Bylaws 02-04-007 Meetings

INTRODUCTION

**MOTION**

Scott Adams motions to open the public hearing on Planning Commission Bylaws 02-04-007 Meetings. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

PUBLIC COMMENT

**MOTION**

Scott Adams motions to close the public hearing on Planning Commission Bylaws 02-04-007 Meetings. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

DISCUSSION

**MOTION**

Scott Adams motions to approve the changes made to Planning Commission Bylaws 02-04-007 Meetings and send to City Council. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

**PLANNING/DISCUSSION**

Land Use Ordinance Changes

Right-of-Way Width Map

INTRODUCTION

DISCUSSION

**MOTION**

Scott Adams motions to approve the Right-of-Way Width Map and send to City Council. Jacob Harrison seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

**ITEMS FOR FUTURE DISCUSSION**

Land Use Ordinance Changes

**ADJOURN**

Jacob Harrison motions to adjourn, Jessie McKee seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Jacob Harrison</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

**The next Planning and Zoning meeting will tentatively be held March 18, 2021 in the Naples City Council Chambers @ 7:30 P.M.**